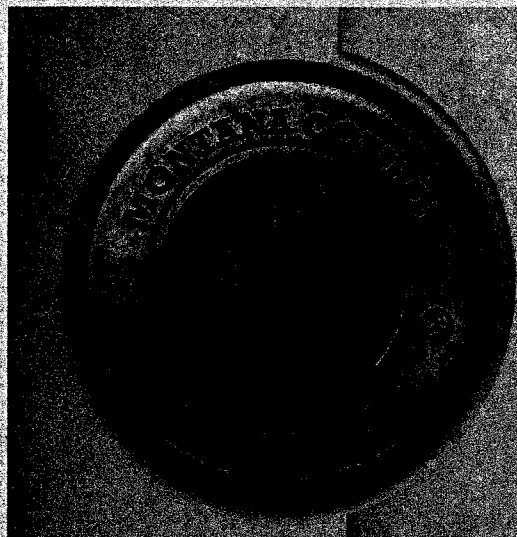


SENATE FINANCE & CLAIMS

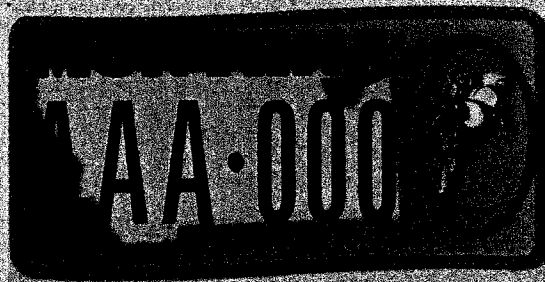
Exhibit No. 11
Date 4-10-07 #2
Bill No. HB 519



Montana
COWBOY HALL OF FAME
& Western Heritage Center

Site Development & Restoration

HB 519





Montana Cowboy Hall of Fame and Western Heritage Center

Talking Paper in Support of HB 519 – Request for \$800,000.00 for Site Development

Background – Montana Code Annotated 2003,1-1-525 designates Wolf Point, MT as the future site of the Montana Cowboy Hall of Fame and Western Heritage Center. The MCHF/WHC will be an interactive, educational, and historical preservation facility that captures Montana's unique western heritage and provides future generations with a bridge between their pioneer past and their vital ranching, cowboy, and Native American cultural future. Equally important, is that the MCHF/WHC's facility itself will reflect Montana's dedication to the land and stewardship of its valued natural resources. A premier "green" facility, the MCHF/WHC will become a national testament that will inspire current and future generations.

What we are asking for? \$800,000.00 State of Montana appropriate to cover the Architecture & Engineering Site Development.

What we will use the money for?

- **Architecture & Engineering Design Effort**
 - 35% Design Documents
 - Site and Building Plans
 - Materials list --- "green concepts"
 - Mechanical & Electrical systems identification
 - Building elevations
 - Final concept drawings
 - Lands surveying and programming
- **Site Restoration and Pre-construction preparation**
 - **Site restoration** – "Greening a Brown Site" to include site improvements, appropriate vegetation restoration, soils stabilization, etc.
 - **Relocation of Power & Water lines**

What the State will get for its investment?

- Investment in the unique cultural heritage of the state
- Investment in the vigor and health of Montana tourism: completing a vital and unique loop around Montana
- Catalytic infusion to stimulate further economic development: first to the Northeastern region of the state and eventually to the entire state
- Investment in a premier "Green" project that will bring a great deal of national attention to the region and the State

How will the completed project be funded?

- Private donations (10-15%)
- Federal grants (50-65%)
- Continued fundraising efforts (10 - 15%)
- In-kind contributions of supporters (15 - 20%) - Continue to document member, trustee, and other contributions
- Corporate sponsorship/contribution (15 - 20%) - We might be able secure equipment contributions, particularly innovative technologies used in the "green" solution

**PRE-CONSTRUCTION ACTION PLAN
PRELIMINARY COST REVIEW
FEBRUARY 2007**

**MONTANA COWBOY HALL OF FAME
& WESTERN HERITAGE CENTER**

WOLF POINT, ROOSEVELT COUNTY

MONTANA

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INTRODUCTION

The Montana Cowboy Hall of Fame, Board of Directors and the Building Committee are presenting this Action Plan – Preliminary Cost Review to assist in carrying out the mission of creating a green building concept as outline in the Strategic and Business Plans.

The pre-construction activities are crucial to the actual building of the Montana Cowboy Hall of Fame. History has shown the unexpected and costly delays including budget overruns in a project of this size could have been avoided by executing a pre-construction plan. This plan will outline the necessary funding for the engineering investigations and site preparations prior to the actual construction of the Montana Cowboy Hall of Fame.

GENERAL INFORMATION

The project is located on a 29-acre parcel in the City of Wolf Point in northeastern Montana at the intersection of First Ave. North and US Highway No. 2. (See attached site maps.) Also being Lots 1 through 4 of the Round House Subdivision as recorded in Book 51 Pages, 657-659.

The site is the former Great Northern Railroad Roundhouse location generally referred to as the "Old Roundhouse Property". Burlington Northern – Santa Fe Railroad has donated these properties to the Wolf Point Area Chamber of Commerce. The Chamber of Commerce is donating the properties to the 501 (c) 3, not for profit, Montana Cowboy Hall of Fame and Western Heritage Center. Montana Engineering & Administration, PC of Billings, Montana drafted a Preliminary Engineering Report (PER) in December 2005. That report covers water, wastewater, and stormwater runoff alternatives.

In accordance with that report, the area will require the removal of refuse material (old cars and previously dumped piles of undesirable fill materials), site clean up and grading to provide an adequate construction site and local area drainage. The area is heavily vegetated with grasses, legumes, tulles, brush and trees. The one hundred fifty-foot diameter concrete sub-structure of the roundhouse, although in deteriorated condition, is still in-place and needs to be excavated and removed prior to project construction.

A small drainage under Highway No. 2 runs from northwest to southeast on the northern limits of the properties. This drainage needs to be controlled by the construction of a properly designed drainage channel.

In accordance with the PER and the NRCS Soils Survey, approximately one-half of the site properties are located on Lohler siltly clay materials. "The shrink-swell potential of these Lohler soils can be overcome by backfilling with suitable materials." (Roosevelt County Soils Survey – NRCS (May 1985). The remaining parcel is located within Lallie silt clay, saline, soils mapping unit and has a greater limitation for construction of facilities, but offers an opportunity for beautification of the facilities through proper landscaping and drainage designs.

Although the area is not considered to be in a flood plain, the site needs to be evaluated for potential flood hazard, and proper grading and drainage control structures are anticipated. The various alternatives and costs are considered in the PER.

EXISTING FACILITIES

Water Systems

The Wolf Point water system serves 1400 homes with a population of approximately 6,000 persons. The system has a total of four water wells with four wells currently connected to the distribution system. The four wells are 90 to 110 feet in depth. One well is an eight-inch diameter casing and three wells have 12-inch diameter casings and the yields are 400, 800, 900, and 1000 gallons per minute (GPM). The water qualities are generally good, however there are high concentrations of iron and manganese present. The water treatment plant currently has a capacity of 1400 GPM based on the capacity of the two high service pumps. Water storage is provided by three storage reservoirs of 500,000, 200,000, and 1,000,000 gallons.

The distribution system consists of PVC, asbestos cement, and cast iron mains of 4-inch through 12-inch diameter. **These services area available and are located immediately adjacent to the properties within First Avenue North.** Expansion of the facilities in the immediate vicinity of the site to provide additional fire protection and an available supply for future development within the area, was considered the preferred alternative. (PER – Montana Engineering & Administration, PC, December 2005.)

Wastewater Systems

The Wolf Point sewage collection system consists of 8-inch through 20-inch collection mains, two lift stations, and a 47-acre wastewater treatment lagoon. . The City in cooperation with EPA, Fort Peck Housing Authority, IHS, and the Fort Peck Tribes has previously installed aeration equipment to meet the discharge permit criteria. **These services are available and have mainline facilities on-site.**

Solid Waste Disposal

The City of Wolf Point currently operates its own sanitary landfill and has an additional 80 acres for expansion. The City provides twice weekly pickup service for all the residents. Solid waste canisters having a capacity of 1.1 cubic meter (300 gallon) are centrally located throughout the community and surrounding area.

Stormwater Runoff

An open drainage ditch currently flows northwest to southeast adjacent to the northern limits of the property. The PER discussed alternatives to this drainage to allow for an increase in on-site drainage due to the construction and to allow control of off-site drainage through the developed area.

PROPOSED FACILITIES

Water Systems

The PER discusses ten (10) various alternatives for expansion of the existing facilities. In accordance with that report the alternatives providing the necessary service to the facilities as well as future construction included mainline replacements and extensions, and installation of hydrants, and service lines and is estimated to cost up to \$284,000. (PER – Montana Engineering & Administration, PC, December 2005.)

Wastewater Systems

Facilities are available on-site. Costs for connection will be minimal and will be included in the building construction costs for connection to the wastewater system. "The only costs associated with the alternative that can be considered a capital cost is the connection fee. For planning purposes, the capital costs of the alternative will be approximated at \$1,000." (PER – Montana Engineering & Administration, PC, December 2005.)

Stormwater Runoff

The PER discusses five (5) various alternatives for providing adequate drainage control. The preferred alternative (Alternative SW-3) includes the extension of the existing drainage ditch to function as a controlled retention pond and a collection system for runoff of the planned constructed facilities into the proposed drainage ditch (pond). The estimated cost for this alternative is \$90,712.00. (PER – Montana Engineering & Administration, PC, December 2005.)

Soils Analysis

The soils analysis as provided by NRCS is intended to be used at a planning level and do not eliminate the need for site specific investigation of site soils.

"Based upon the information provided by the soil survey, the soils on the property have very poor characteristics for developing a site such as the Hall of Fame. Measures to mitigate the unfavorable condition, such as imported structural fill, and the associated costs will need to be considered as part of the site evaluation in the Preliminary Architectural Report (PAR) prior to the final design for the museum building, if the PAR shows the site to be feasible for the development.

For example, the cost of constructing the parking lot may be drastically affected by the area soil characteristics. The cost of a parking lot can be estimated as between 25 and 30 dollars per square yard as a general "rule of thumb" for planning purposes. Based on this and a 2.0-acre parking lot, the estimated costs will range from \$242,000 to \$290,400. Unstable soils may require sub excavation, imported material, and geogrid or geotextiles to prepare an acceptable base for a parking lot. If necessary, these measures may as much as double the cost for a parking lot, making the estimated costs rise as high as \$484,000 to \$580,800, which is a significant cost increase that needs to be considered in the overall site plan." (PER, pg 11 – Montana Engineering & Administration, PC, December 2005.)

**PRE-CONSTRUCTION ACTION PLAN
MONTANA COWBOY HALL OF FAME &
WESTERN HERITAGE CENTER
WOLF POINT, ROOSEVELT COUNTY
MONTANA**

PRELIMINARY COST REVIEW

<u>ITEM</u>	<u>DESCRIPTION</u>	<u>QTY</u>	<u>UNITCOST</u>	<u>TOTAL</u>
1.	Soils	1	\$ 10,000.00	\$ 10,000.00
2.	Site & Design Surveys	1	\$ 10,000.00	\$ 10,000.00
3.	Grading & Drainage Designs	1	\$ 10,000.00	\$ 10,000.00
4.	Excavations & Removal of Unsuitable Materials (Including Roundhouse substructure removal)	1	\$ 150,000.00	\$150,000.00
5.	Earth Embankment (Granular & Sub-base Materials)	1	\$ 70,000	\$ 70,000.00
6.	Architectural & Engineering Designs	1	\$ 550,000	\$ 550,000.00

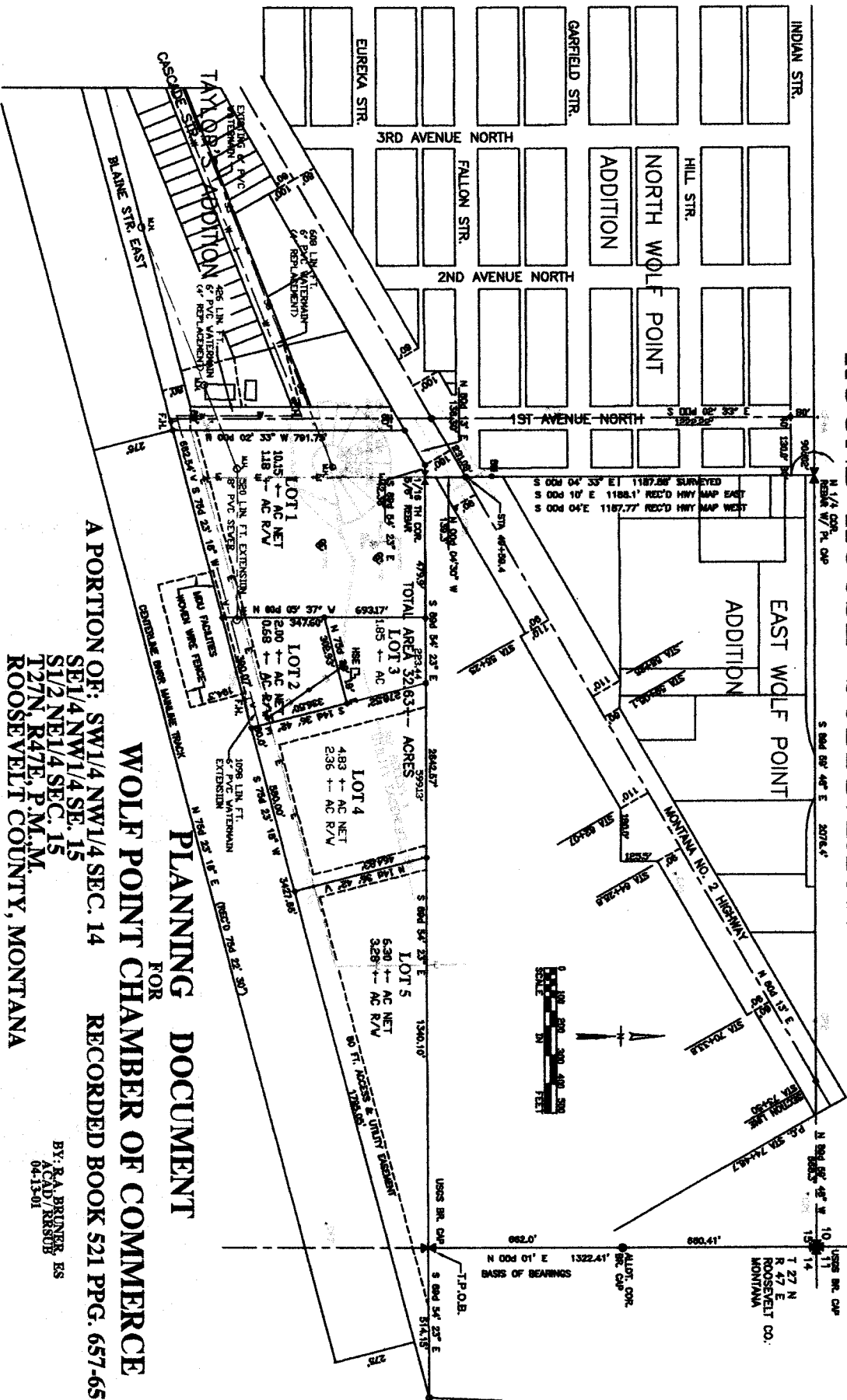
TOTAL PRE-CONSTRUCTION ACTIVITIES

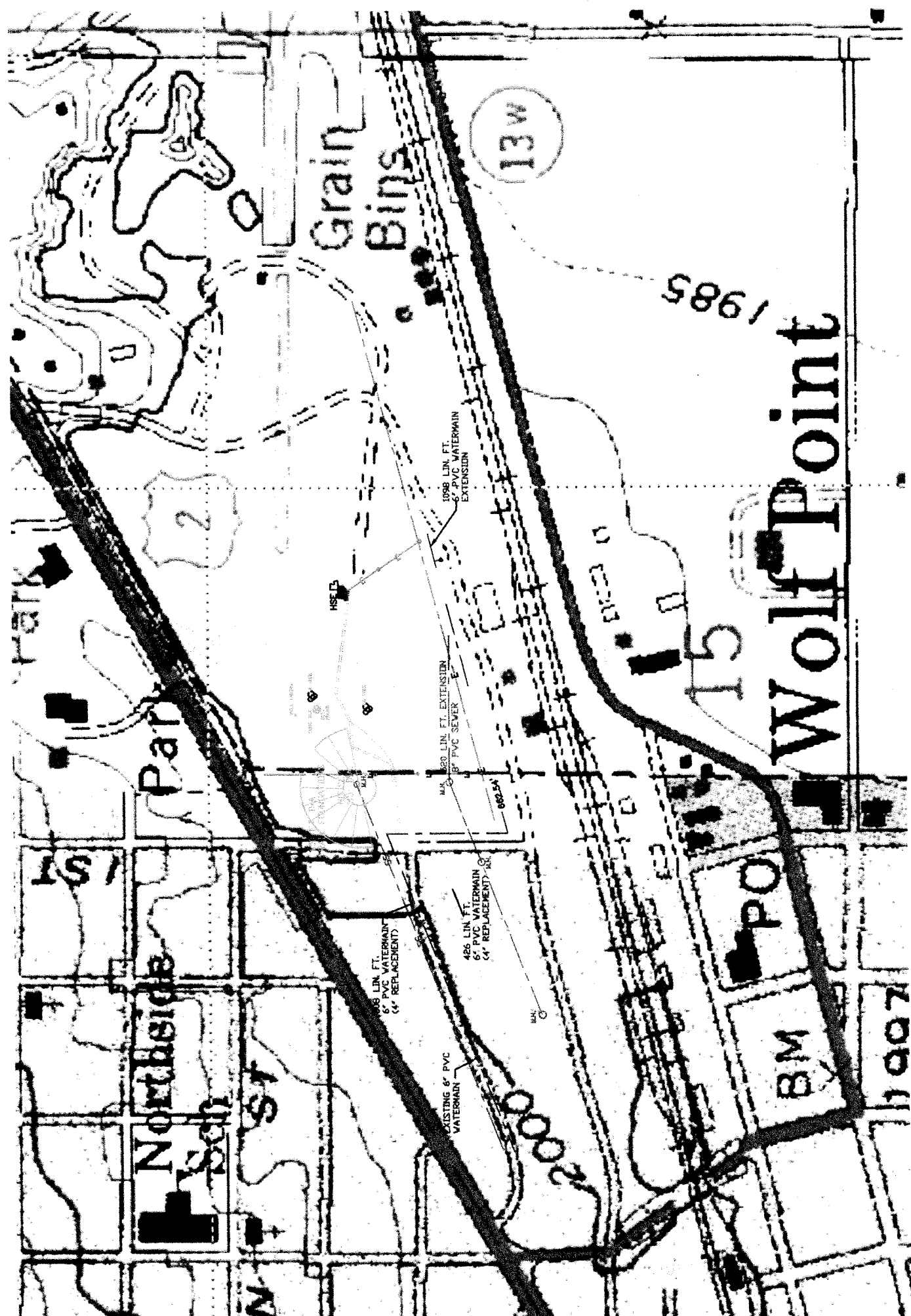
\$ 800,000.00

Montana Cowboy Hall of Fame & Western Heritage Center

- In February of 2003, Wolf Point, Montana was designated by legislation as the future home of the Montana Cowboy Hall of Fame
- The Museum will be built on 29 acres of land donated by the Wolf Point Chamber of Commerce & Agriculture
- Current financial commitment for architect and building: Roosevelt County \$10,000 and Assiniboine Sioux Tribal Enterprise \$10,000
- MCHF license plate sales, earmarked for the building fund has generated over \$65,000 to date. Memberships to date total \$18,970.00
- Collector license plates and clocks available, with delivery across the United States and as far away as Europe
- In-kind volunteer hours and donations to the "Tack Room" office equipment and furniture, gift shop as well as research, training, labor, property, financial gifting and other total over \$449,282
- Grant writers and grants currently in place and being sought for architect design, marketing, public relations efforts, statewide meetings and trusteeship. The preliminary engineers report is completed
- The Strategic Plan is now completed, professional business planner is on board, the Logo design is finalized and preliminary architect is in place
- Partnering with the North Dakota Cowboy Hall of Fame, a 10 year project that opened the summer of 2005 and the Montana Pro Rodeo Hall & Wall of Fame
- Grassroots fundraising has totaled more than \$41,500. The Albertson's Community Partners Program is an on going effort welcoming you to participate in to help build the Museum
- Interim Executive Director hired and Board of Directors now in place representing Montana from Sidney to Havre and Scobey to Brockway for the year 2007. Interim MCHF Media Director on board
- Board of Trustees, from 12 Districts, being developed that will represent all of Montana in the nomination and induction process as well as join with the Board in efforts to attract membership, fundraise and help to build the MCHF&WHC; currently 75 Trustees have been approved
- Committees now set up to represent Building, Grants, Memorials, Fundraising/Sponsorship, Membership, Public Relations/Marketing and Trustees
- The MCHF is unable to take any collections at this time; encouraging those who desire to offer a donation to the Museum to designate a family member or trusted friend to carry out your wishes or perhaps include your intent in a will
- Support may be made through a tax deductible donation, a donors will, designation of a memorial or other gifts of property by contacting the MCHF&WHC at 218 Third Ave So Suite C Wolf Point, Montana 59201
- We welcome your attendance at the monthly planning meeting held in Wolf Point the last Tuesday evening of each month
- Website www.montanacowboyfame.com with new construction planned
- For membership, committee and general information, please contact us as (406) 653-3800 or 392-5517; email cowboys@nemont.net

PRELIMINARY PLAT ROUND HOUSE SUBDIVISION





Grain Bins

13W

1985

Wolf Point

15

Park

Northside

St

BM

PO

2000

1995 LIN. FT.
6\"/>

1995 LIN. FT. EXTENSION
6\"/>

1995 LIN. FT.
6\"/>

1995 LIN. FT.
6\"/>

EXISTING 6\"/>